SNAPSHOT of HOME Program Performance--As of 09/30/08
State Participating Jurisdictions

Participating Jurisdiction (PJ): Pennsylvania

PJ's Total HOME Allocation Received: $399,936,436

PJ Since (FY): 1992

Category	PJ	National Average	National Rank*
Program Progress:			
% of Funds Committed	90.45 %	93.91 %	45
% of Funds Disbursed	85.95 %	86.82 %	36
Leveraging Ratio for Rental Activities	1.79	3.97	42
% of Completed Rental Disbursements to All Rental Commitments**	92.3 %	93.48 %	36
% of Completed CHDO Disbursements to All CHDO Reservations**	75.93 %	79.84 %	35
Low-Income Benefit:			
% of 0-50% AMI Renters to All Renters	74.29 %	80.08 %	43
% of 0-30% AMI Renters to All Renters**	9.32 %	37.15 %	51
Lease-Up:			
% of Occupied Rental Units to All Completed Rental Units**	99.55 %	98.63 %	26

Overall Ranking: 48 / 51 PJs

HOME Cost Per Unit and Number of Completed Units:

	PJ	National Average	National Rank*	
Rental Unit	$34,770	$26,994	2,909 Units	17.9 %
Homebuyer Unit	$15,448	$12,921	3,291 Units	20.2 %
Homeowner-Rehab Unit	$12,728	$19,896	10,060 Units	61.9 %
TBRA Unit	$0	$2,969	0 Units	0 %

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pennsylvania | PA

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	$91,239	$69,162	$14,256
State:*	$96,557	$35,942	$15,897
National: **	$88,539	$71,594	$22,853

CHDO Operating Expenses: (% of allocation)
- **PJ:** 1.1 %
- **National Avg:** 1.1 %

R.S. Means Cost Index: 1

RACE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	90.4	88.1	95.0	0.0
Black/African American:	6.7	6.2	4.0	0.0
Asian:	0.1	0.2	0.0	0.0
American Indian/Alaska Native:	0.1	0.1	0.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	0.3	0.2	0.2	0.0

ETHNICITY:

	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	1.9	4.9	0.4	0.0

HOUSEHOLD SIZE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	70.9	18.4	41.7	0.0
2 Persons:	16.6	25.1	27.9	0.0
3 Persons:	7.5	25.2	11.5	0.0
4 Persons:	3.5	19.5	10.0	0.0
5 Persons:	1.1	8.4	5.6	0.0
6 Persons:	0.2	2.5	2.2	0.0
7 Persons:	0.1	0.5	0.8	0.0
8 or more Persons:	0.0	0.4	0.4	0.0

HOUSEHOLD TYPE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	11.2	20.1	14.6	0.0
Elderly:	64.6	3.2	44.6	0.0
Related/Single Parent:	13.6	33.5	12.9	0.0
Related/Two Parent:	3.7	35.1	22.4	0.0
Other:	6.9	8.1	5.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	30.7	0.0 #
HOME TBRA:	1.3	
Other:	5.7	
No Assistance:	62.3	

# of Section 504 Compliant Units / Completed Units Since 2001   644

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pennsylvania   **State:** PA

Summary: 0 / **Of the 5 Indicators are Red Flags**   **Overall Rank:** 48

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 91.80%	92.3	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 72.70%	75.93	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	74.29	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 98.16%	99.55	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.350	2.09	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT